

## Project

Lucy Faithfull House, Speedwell Street, Oxford

## Client

Oxford City Council

## Value

£358,000.00

## Summary

Maylarch successfully tendered for this project for Oxford City Council. The contract included erection of site hoarding, and installation of perimeter fencing on completion, removal of asbestos, demolition of the four storey building, and single storey front and back extensions.

Lucy Faithfull House was located within the city centre of Oxford, at the junction of Albion Place and Faulkner Street. The building had external brick cavity walls and the structural frame was in-situ concrete. The roof areas were flat and covered with bitumen felt coverings. There was a lift within the building, accessing ground to fourth floors.

## Challenge

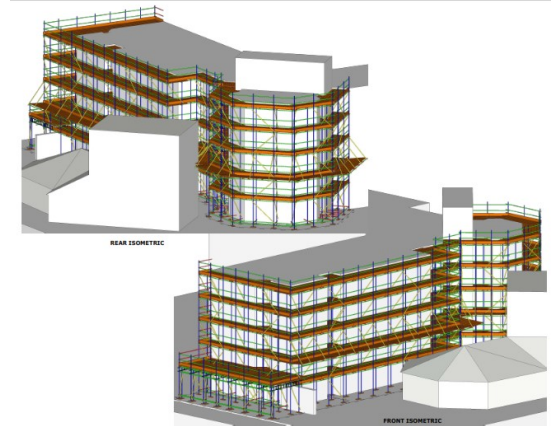
Challenges on this project involved a close interface with residential properties to the North and West side of the site and with the streets on the West and South side of the site.

There was no existing access for big plant because of the ring footprint shape of the building. A temporary access road on Speedwell Street was approved by Oxfordshire County Council and built on the pavement, following demolition by hand of a section of the front single storey section.

Single storey sections to the North and South elevation were carefully demolished with a combination of 360 demolition plant and demolition by hand. Temporary exclusion zones were set up on pavements to protect members of the public, along with management and diversion of pedestrian traffic routes.

Scaffolding protection was erected to the East and West elevation of the buildings in order to allow the careful demolition of the building bay by bay and following a top down methodology by a high reach.

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## Health & Safety Challenges

Close interface with the access to the property to the North of the site:

A single storey extension to the four storey building had to be demolished while leaving its North elevation wall as the boundary between both sites.

- A structural engineer was arranged in order to assess the external wall which was remaining and also the structure to be demolished.
- A safe demolition methodology by a combination of hand demolition and using 360 excavator was defined, while some additional works to the wall were required to enable it to remain as a boundary wall.



Identification of additional asbestos

Maylarch were issued with a recently updated R&D asbestos survey. However, when carrying out some of the soft strip works, Maylarch's asbestos trained demolition operatives identified several suspected asbestos materials.

- As is usual in these instances, works around the affected areas were temporarily stopped and samples were taken. The area was secured until the sample results were received.
- Once the asbestos presence was confirmed, a removal methodology was defined in accordance with the Control of Asbestos Regulations, and removal works carried out in a controlled manner prior to the demolition works continuing in that area.

Close interface with others properties to the East of the site

Due to the proximity of Housing 21 to the East Elevation of Lucy Faithfull House:

- A party wall agreement with Housing 21 was agreed and adhered to at all times.
- A scaffold protection was designed and erected to the East elevation of the four storey building in order to provide protection to the adjacent single storey building and the public. Scaffold was externally sheeted with Monarflex and fitted with a debris fan.
- Demolition works were carefully carried out by high reach and the scaffold was dismantled progressively with the demolition works.

Disturbance to the neighbourhood

Due to the complexity of the demolition works and proximity of local business and residential housing, additional mitigation measures for dust, noise and vibration were implemented.

Good liaison and special communication arrangements were put in place in order for local residents & businesses to alert Maylarch to any concerns so they could be immediately addressed before they became significant. As a result we received fantastic feedback from the Client and the local community:

- From Rosemary McCarthy at Housing 21: *"We are the next door neighbours of the above site and would like to put on record our appreciation of the kindness, helpfulness and consideration your staff, both the demolition team and security team, have shown towards us since the work started."*
- From Steve Smith at Oxford City Council: *"Just to let you know about the appreciation being expressed across the Council on the way you and your team have delivered this project."*